



**CITY OF SUNNYVALE
REPORT
Administrative Hearing**

February 15, 2006

SUBJECT: **2006-0047 – Trammell Crow Co.** [Applicant] **Pastoria Associates** [Owner]: Application on an 11,282 square-foot site located at **1255 Oakmead Parkway** (near Lakeside Dr) in an M-S/PD (Industrial & Service) Zoning District.

Motion Special Development Permit to allow a new bank (Comerica Bank) with an exterior ATM in an existing 5,870 square-foot building.

REPORT IN BRIEF

Existing Site Conditions Existing Office Complex

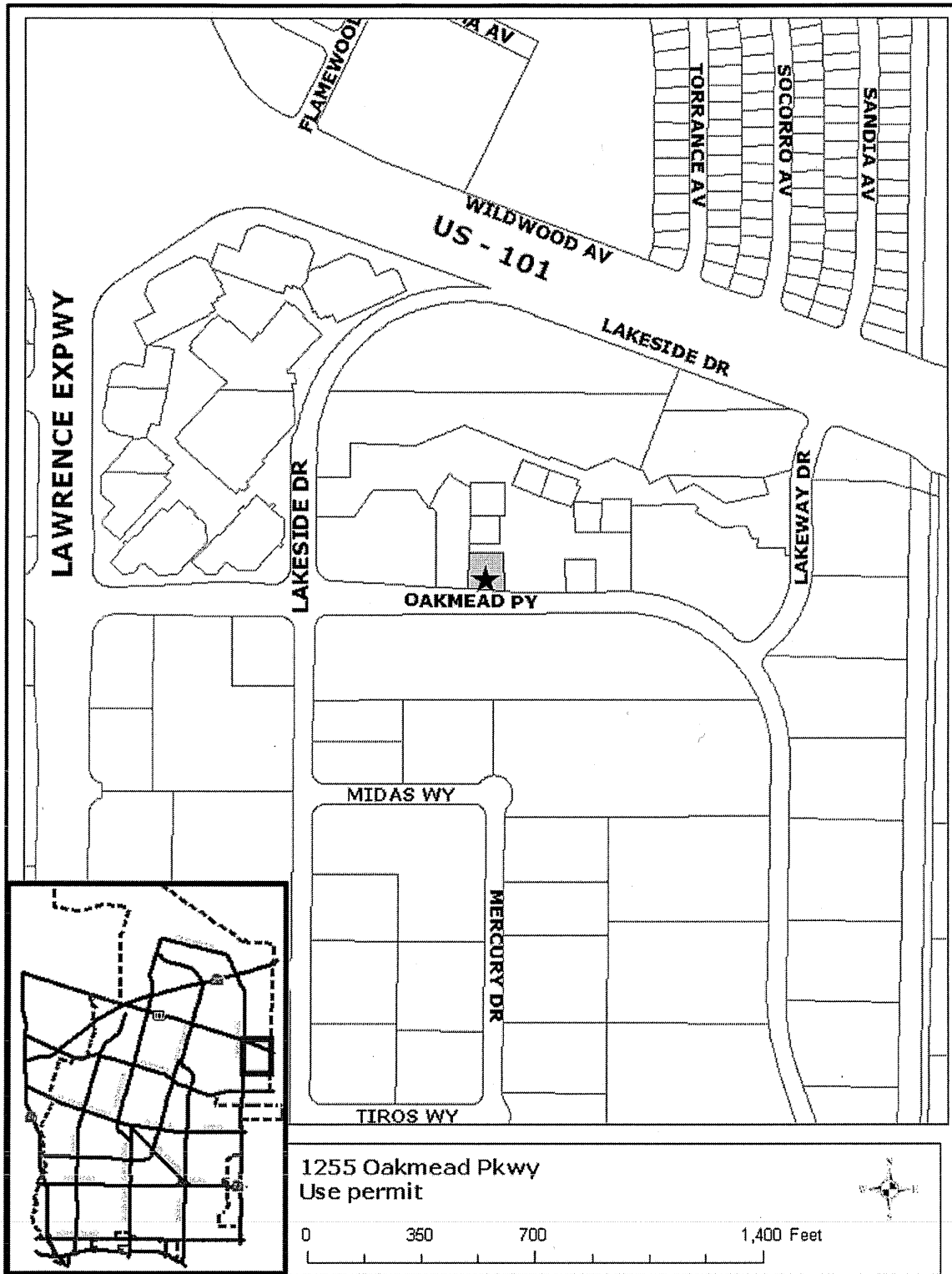
Surrounding Land Uses

North	Hotel
South	General Office
East	General Office
West	General Office

Issues Appropriateness of Use

Environmental Status A Class 1 Categorical Exemption relieves this project from California Environmental Quality Act provisions and City Guidelines.

Staff Recommendation Approve with conditions



PROJECT DATA TABLE

	EXISTING	PROPOSED	REQUIRED/ PERMITTED
General Plan	Industrial	Same	Same
Zoning District	MS/PD	Same	MS/PD
Lot Size (s.f.)	11,282 (whole site 3.6 ac)	Same	17,500 min.
Gross Floor Area (s.f.)	whole site 47,000	Same	55,300 max.
Gross Floor Area of Tenant	5,870	Same	N/A
Lot Coverage (%)	25.5%	Same	45% max.
Floor Area Ratio (FAR)	29.2%	Same	35% max.
Landscaping (sq. ft.)			
Total Landscaping	26%	Same	20% min.
Parking			
Total Spaces	198	Same	94-188 min.
Accessible Spaces	10	Same	10 min.
Bicycle Parking	None	Same	1 for site 8 for whole area Min.

ANALYSIS**Description of Proposed Project**

Special Development Permit to establish a branch bank within an existing building. The application includes a request for an Automatic Teller Machine (ATM) installation with exterior access in addition to tenant improvements for existing building.

Background

The subject site is part of a larger development area that was approved in 1977 for approximately 86,000 square feet of general office development on an approximate 8-acre site. The original project was developed in two phases with the first phase including a tentative map creating individual lots for each of the

first eight buildings and a common lot for landscaping and parking. The subject site for this application is one of the individual lots of the first phase.

Previous Actions on the Site: The following table summarizes previous planning applications related to the subject site.

File Number	Brief Description	Hearing/Decision	Date
1977-309	Construction of 14 building office complex	CC/Approve	09/26/1977

Environmental Review

A Class 1 Categorical Exemption relieves this project from California Environmental Quality Act provisions and City Guidelines. Class 1 Categorical Exemptions include use of existing facilities.

Use Permit

Site Layout: The proposed bank location is within a stand-alone building located at the southwest corner of the site. The parking for the overall development is centrally located between all buildings and is accessed via two separate entrance from Oakmead Parkway. The frontage of the overall site includes an existing sidewalk, however no pedestrian connections are provided from the main site or the subject individual site to the sidewalk. The street frontage of the project includes a 20-foot landscape strip with berming. No changes to the site improvements or layout are proposed.

The proposed bank facility has its entrance facing east oriented to the parking lot. The proposed ATM is also located on the east façade.

Parking/Circulation: The site as a whole was developed at the maximum parking ratio for an office complex at a ratio approximately 1 space per every 250 square feet of floor area. The minimum parking ratio for industrial development is 1 space per 500 square feet. The provided parking in phase one is currently calculated at 198 parking spaces. The change of use from a general office use to a commercial use results in a net increase of 9 parking spaces for a total parking need 33 parking space for the 5,870 square foot building. There is more than adequate overall parking within the whole of the site to accommodate the proposed bank use.

The west side of the site includes a walkway that ends at the subject site's building and does not provide a direct pedestrian connection to the street. Although a pedestrian connection to the street would be ideal, the degree of difficulty for the connection is high due to the existing berm. Since no major construction is occurring on the site staff has not included a condition to

require extension of the walkway at this time. However, staff is recommending provision of two bicycle parking spaces to be located near the subject bank to comply with VTA guidelines to support alternative transportation to the site.

Compliance with Development Standards/Guidelines: The site overall is deficient in providing for parking lot shading, however, this is considered to have legal nonconforming status. Staff has included a condition to provide for incremental upgrades to the site to meet guidelines for pedestrian and bicycle access.

Expected Impact on the Surroundings: No impact is expected for the surroundings. The use of the space for a bank is similar in character to that of general office uses surrounding the site with the noted exception of the ATM machine. The ATM may attract customers at hours beyond normal business hours of office uses and requires specific security measures to protect customers on site.

Fiscal Impact

The proposed bank is evaluated as a commercial use within our citywide traffic impact fee framework. The site is given credit for the existing use as general office use for the subject tenant space. The result is a net gain of approximately 2.23 trips resulting in an estimated transportation impact fee of \$3,986.43. Payment must be received prior to the issuance of building permits for improvements to the site. Payment may be offered at any time prior to the issuance of building permit and is charged at the rate that is in place at the time payment is offered.

Public Contact

Notice of Public Hearing	Staff Report	Agenda
<ul style="list-style-type: none">• Published in the <i>Sun</i> newspaper• 13 notices mailed to property owners and residents adjacent to the project site	<ul style="list-style-type: none">• Posted on the City of Sunnyvale's Website• Provided at the Reference Section of the City of Sunnyvale's Public Library	<ul style="list-style-type: none">• Posted on the City's official notice bulletin board• City of Sunnyvale's Website

Conclusion

Findings and General Plan Goals: Staff was able to make the required Findings based on the justifications for the Permit . Findings and General Plan Goals are located in Attachment A.

Conditions of Approval: Conditions of Approval are located in Attachment B.

Alternatives

1. Approve the Special Development Permit with attached conditions.
2. Approve the Special Development Permit with modified conditions.
3. Deny the request for a Special Development Permit.

Recommendation

Recommend 1

Prepared by:



Kelly Diekmann
Project Planner

Reviewed by:



Andrew Miner
Principal Planner

Attachments:

- A. Recommended Findings
- B. Recommended Conditions of Approval
- C. Site and Architectural Plans
- D. Applicant Letter

Recommended Findings - Special Development Permit

Goals and Policies that relate to this project are:

Land Use and Transportation Element

Policy N1.7- *Support the location of convenient retail and commercial services (e.g. restaurants and hotels) in industrial areas to support business, their customers and their employees.*

Policy N1.13- *Promote an attractive and functional commercial environment*

1. The proposed use attains the objectives and purposes of the General Plan of the City of Sunnyvale as the project.

The proposed use of a branch bank provides a convenient service for the general industrial neighborhood employees and residential neighborhood dwellers surrounding the subject site.

2. The proposed use ensures that the general appearance of proposed structures, or the uses to be made of the property to which the application refers, will not impair either the orderly development of, or the existing uses being made of, adjacent properties as.

The propose use is located within a well-kept general office complex that meets current aesthetic standards. The proposed bank is a stand-alone building with parking abutting its building to service its needs. The ATM is located near the front entrance to the bank and will not be a disruption to the circulation within the complex or activities within nearby buildings. No changes in site layout or landscaping is requested by the applicant.

Recommended Conditions of Approval – Special Development Permit

In addition to complying with all applicable City, County, State and Federal Statutes, Codes, Ordinances, Resolutions and Regulations, Permittee expressly accepts and agrees to comply with the following conditions of approval of this Permit:

Unless otherwise noted, all conditions shall be subject to the review of approval of the Director of Community Development.

1. GENERAL CONDITIONS

- A. Any major site and architectural plan modifications shall be treated as an amendment of the original approval and shall be subject to approval at a public hearing except that minor changes of the approved plans may be approved at staff level by the Director of Community Development.
- B. The Special Development Permit for a financial institution shall expire for the subject parcel if the use is discontinued for a period of one year or more.
- C. Obtain a building permit for tenant improvements and installation of ATM.
- D. Review Department of Public Safety crime prevention guidelines for opportunities to include in the proposed design.
<http://sunnyvale.ca.gov/Departments/Public+Safety/Crime+Prevention/>

2. FEES

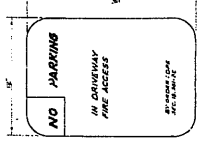
- A. Pay traffic impact fee prior to issuance of building permits based on the per net new trip fee in place at the time payment is offered. At this time the fee is estimated at \$3,986.43.

3. Site Design/Parking

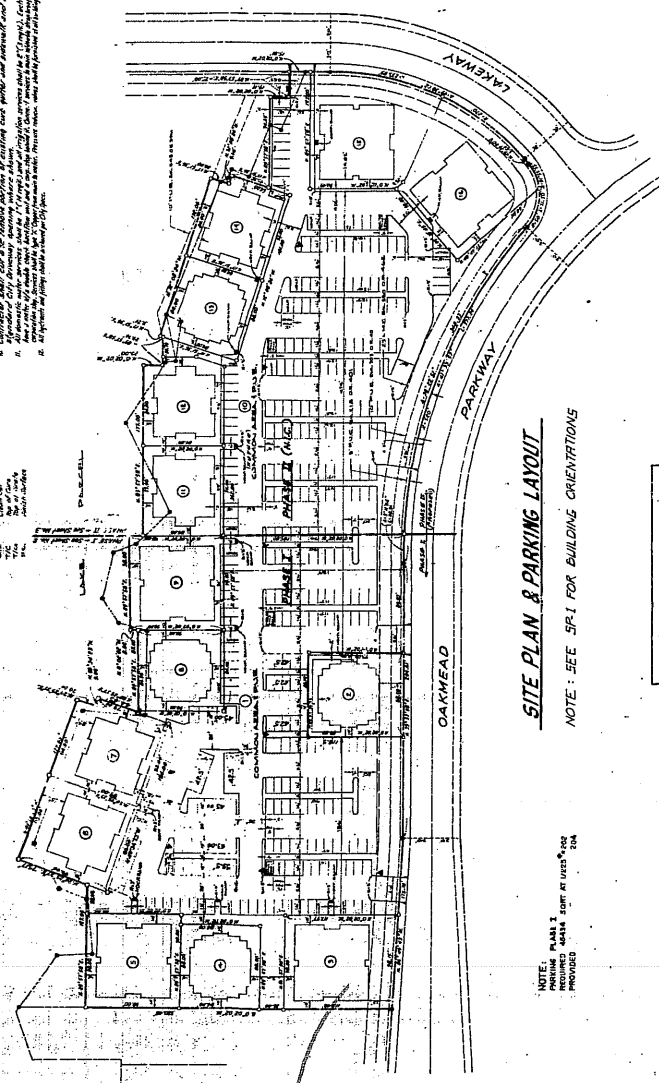
- A. Prior to issuance of building permits, provide a site plan that accommodates provision of two bicycle parking spaces and details for installation of the facilities.

4. SIGNS

- A. All new signs shall be in conformance with Sunnyvale Municipal Code and conform to the Master Sign Program for the office complex. A separate building permit is required for sign installation.

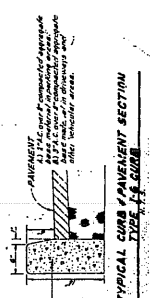
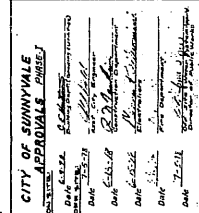


BENCH MARK
City of Santa Clara County April 2-4,
1982. ☐ on order of Hospital of
Santa Clara County
San Jose, Calif. 95128 (719) 240-002.



NOTE: SEE SP.1 FOR BUILDING ORIENTATIONS

NOTE: PARKING PLACE 1
REQUIRED 45434 SORT AT 1/125 202
PROVIDED 204

TYPICAL CURB & PAVEMENT SECTION
FIGURE 10-9 (continued)

HOLY RICK JOY

SPADING, DRAINAGE & UTILITY PLAN
OAKMEAD VILLAGE OFFICE PARK
TRACT NO. 6368
SUNNYVALE, CALIFORNIA

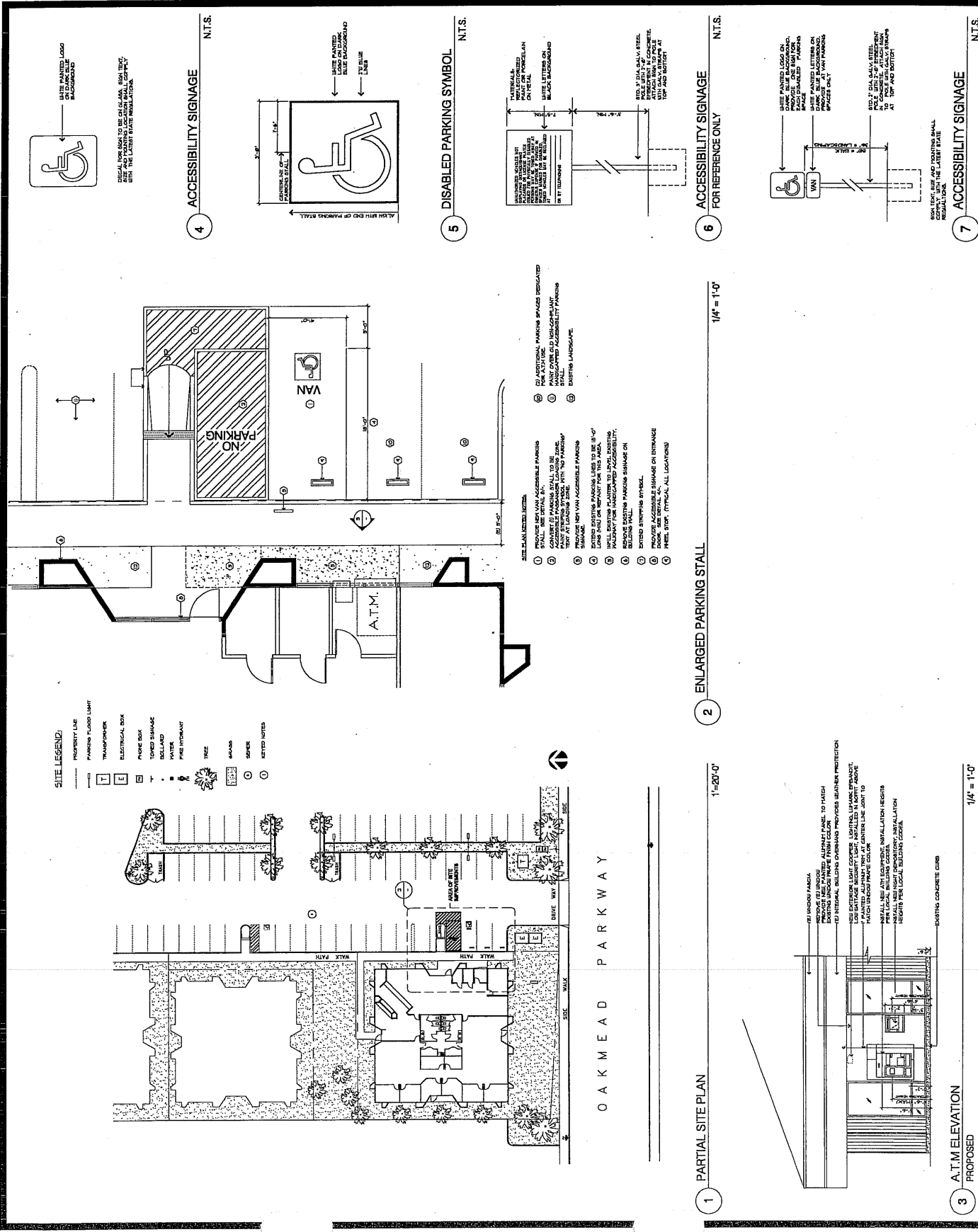
McLean & Schultz
engineers • architects • planners
4400 J. J. Simpson • Inglewood, California 90304 • (714) 971-7776

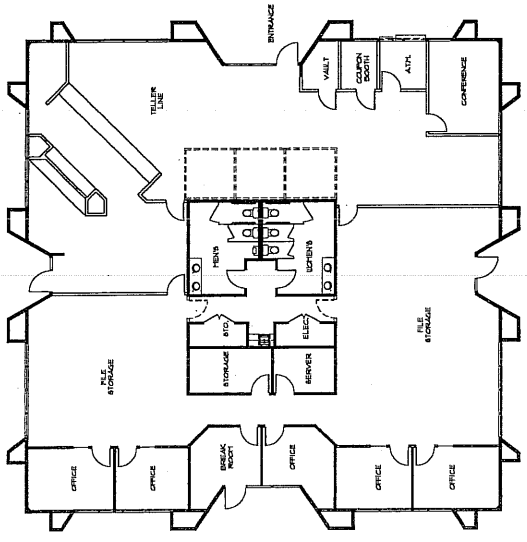
WTV
7500 MISS FRANKLIN STREET
SANTA CLARA, CA 95050
(408) 246-8700

ONE EMPLOYER/CLERK SUPPORT
EMPLOYMENT PLACEMENT

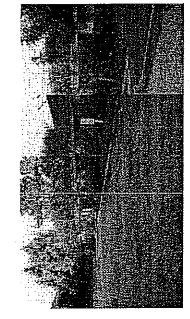
NAME: _____
DOB: _____
CITY: _____
STATE: _____
ZIP: _____

ISSUED BY: _____
ENDORSED BY: _____
APPROVED BY: _____
DATE: _____

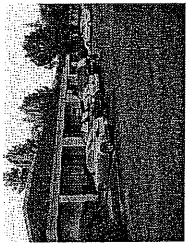




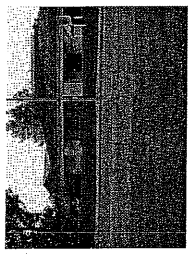
20 SPACE PLAN
 5,780 S.F.
 1/8" = 1'-0"



9 WEST ELEVATION



5 EAST ELEVATION
MAIN ENTRANCE



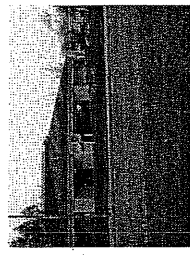
1 SOUTH ELEVATION



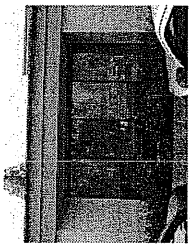
10 TRASH ENCLOSURE



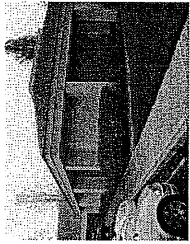
6 EAST ELEVATION
MAIN ENTRANCE



2 SOUTH ELEVATION



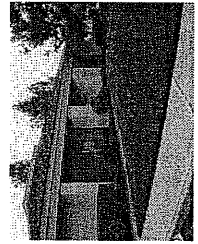
11 A.T.M. LOCATION
PROPOSED



7 NORTH ELEVATION
SECOND EXIT



3 SOUTH ELEVATION



8 NORTH ELEVATION
SECOND EXIT



4 PARKING LOT ENTRANCE

THESE PHOTOGRAPHS WERE TAKEN ON THE DATE INDICATED BELOW FOR THE PURPOSE OF RECORDING THE EXISTING CONDITIONS OF THE BUILDING AND SITE. THE PHOTOGRAPHS WERE TAKEN AT THE TIME THE BUILDING WAS IN THE PROCESS OF CONSTRUCTION AND THE PHOTOGRAPHS WERE TAKEN AT THE TIME THE BUILDING WAS IN THE PROCESS OF CONSTRUCTION. THE PHOTOGRAPHS WERE TAKEN AT THE TIME THE BUILDING WAS IN THE PROCESS OF CONSTRUCTION.

DESIGNED FOR PLANNING DATE: 1-12-05
 DATE: 1-12-05

OWNERSHIP AND USE OF DOCUMENTS
 The undersigned hereby certifies that the information contained herein is true and correct to the best of his knowledge and belief. The undersigned further certifies that the information contained herein is true and correct to the best of his knowledge and belief. The undersigned further certifies that the information contained herein is true and correct to the best of his knowledge and belief.

PHOTO IMAGES OF
 BUILDING SITE
 & SPACE PLAN
 FOR C.U.P.

January 12, 2006

Mr. Andrew Miner, AICP
Principal Planner
Department of Community Development
City of Sunnyvale
456 West Olive Avenue
Sunnyvale, CA 94088-3707

RE: 1255 Oakmead Parkway, Comerica Branch Bank / Conditional Use Permit
Written Explanation of Project with Justifications

Dear Andrew:

The proposed project site is an existing, approximate 6,000 sq.ft., one-story building with an interior build-out of approximately 3,000 sq. ft. of retail (business) bank space. The 1255 office building is located within a larger office park that is comprised of eight (8) small buildings for a combined total of approximately 54,000 gross sq.ft. of office space. Other office park data includes:

- 198 parking spaces (10 handicapped accessible) for the office park.
- The office park is contiguous on the site and six (6) of the eight (8) buildings are detached buildings (two buildings are connected by a common lobby).
- Six (6) buildings are single-story structures and two (2) buildings are two-story structures.
- The site is fully landscaped and most of the buildings are currently occupied.

The facility at 1255 is intended for use as a retail bank, however the majority of customers are business customers so there is limited vehicular and very little foot traffic (Comerica studies indicate that the branch averages less than five customers per hour). Hours of operation are 9 am to 5 pm Monday through Thursday and 9 am to 6 pm on Friday. The facility is intended to be a temporary space (up to two years) for the bank while a more permanent location is currently being constructed close by. Estimated availability of the new building is fourth quarter of 2007. Site improvements for the temporary building include:

- Upgrade the front entrance to accommodate handicapped accessibility with regard to current ADA requirements and CA Title 24 (CBC 2001).
- Provide new ATM and Night Deposit near the front entrance with 24-hour access.
- Upgrade handicapped parking stall to meet current ADA requirements & CA Title 24 (CBC 2001).
- Partial upgrade to building – restrooms to meet current ADA and Title 24 requirements.

The bank currently has six (6) employees and does not anticipate having more than this while occupying the temporary space. Comerica has agreed to dedicate at least two (2) regular parking stalls (as well as the handicapped one) for customers wishing to use the ATM and night deposit.

RE: 1255 Oakmead Parkway, Comerica Branch Bank / Conditional Use Permit Page 2

This branch bank is currently located one (1) block to the east of this location in the adjacent office park and is of similar size and set-up to the one being proposed. The proposed branch bank facility will support the surrounding businesses in the office park and other customers that currently use the existing facility. It is the opinion of Comerica, Trammell Crow Company and Reel Grobman & Associates that the temporary relocation of this branch bank from its current location to 1255 Oakmead Parkway will be a seamless transition and a convenience to the local businesses and residential community in the area.

Should you have any questions or concerns regarding this application do not hesitate to call me at 408.283.8688 ext. 225 during regular business hours.

Sincerely,

A handwritten signature in black ink, appearing to read 'Stephen G. Polcyn', followed by a horizontal line.

Stephen G. Polcyn, LEED AP
Project Manager

cc: Kimberley Smith – Trammell Crow Company
Eric Cahn – Trammell Crow Company
Sean Toomey – Trammell Crow Company
Rick Leisinger – TBI Construction